

FOR SUBLEASE > ±100,000 SF INDUSTRIAL WAREHOUSE



Pooler Distribution Complex

BUILDING 35 | 5240 OLD LOUISVILLE ROAD, POOLER, GA 31322



Building Highlights

- > ±100,000 SF industrial building
- > Available July 1, 2020 through November 5, 2021
- > Direct access to Highway 80 at signalized intersection at Highway 80 and Pine Barren Road
- > Built in 2018
- > Dock height & drive-in loading (oversized 25' x 18' drive-in door)
- > HVLS fans
- > Exhaust fan timers
- > 3-Phase electrical service; 400 amps
- > Skylights
- > ESFR sprinkler system
- > 24-32' ceiling height
- > 1 mile to Interstate 95
- > 4 miles to Interstate 16
- > 6 miles from GPA's Garden City Terminal

Pricing

SUBLEASE RATE > \$5.00/SF, NNN

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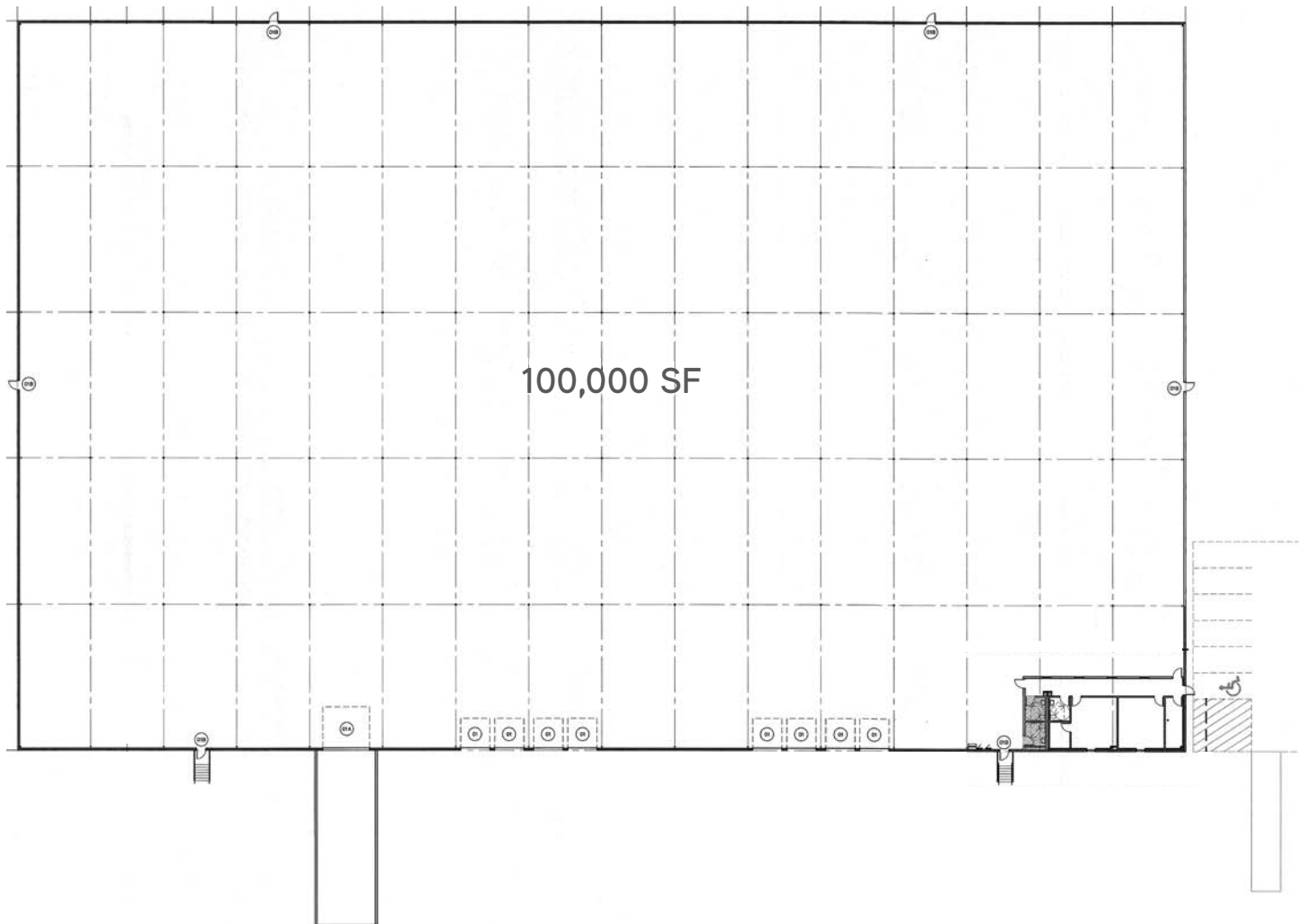
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Site Plan



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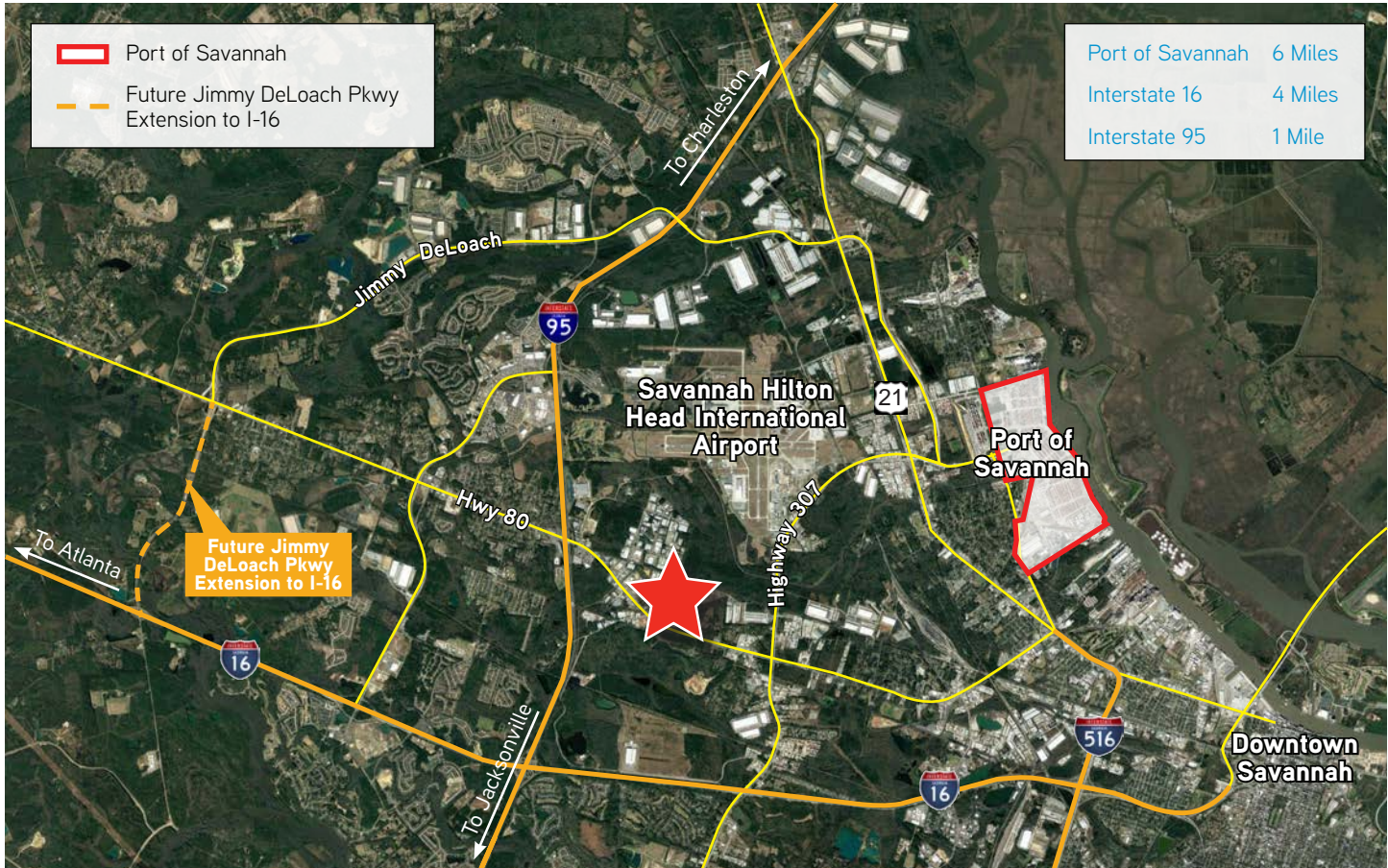
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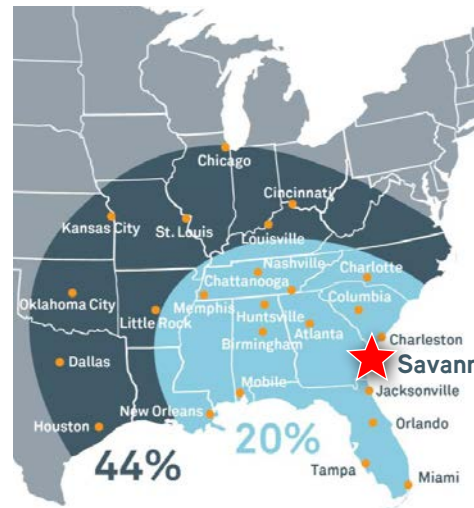
Port of Savannah

- > Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- > Largest single-container terminal in North America
- > Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- > Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

TOP 5 U.S. CONTAINER PORTS

1. Los Angeles
2. Long Beach
3. NY / NJ
4. **Savannah**
5. Oakland

SAVANNAH: Gateway to American Commerce



20%
OF U.S. POPULATION
& INDUSTRY IS BEST
SERVED BY THE
PORT OF SAVANNAH

44%
WITHIN EASY
REACH OF INLAND
CONNECTIVITY
INFRASTRUCTURE

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